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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

July 19, 2010

Final Draft

Time: 6:30 PM

**Location: 5201 Ruffin Road, Suite B,
Planning Commission Board Room**

(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome.

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:30 pm
- **Members Present:**
Paul Johnson
Vicki Estrada
Jim Royle, Vice-Chair
Helen Ofield
Margie Warner
Scott Moomjian, Chair
- **Staff Present:**
Diane Buell
Donna Beddow
Gail Wright

Members Absent: Carmen Lucas

Staff Absent: none

- **Other General Information:** none

B. Conflict of Interest Declaration: Item 4 – Scott Moomjian

C. Approval of April 19, 2010 Board Minutes: Motion by Jim Royle; second by Vicki Estrada to approve April 19, 2010 minutes. Approved 6-0-0

D. Reports:

- Julian Survey Update: Power Point drafted; limited funding; plan to go to Julian 2001-2011 fiscal year
- New rates for Mills Act application: New fee ordinance scheduled for hearing in the fall; new Mills Act application fee: \$2000.

E. Announcements

- **San Diego County Archaeological Society:** August 28, 8:00 PM; Arleen Garcia-Herbst; Title: *"Soaring Over Sunrise: Managing Cultural Resources and Gaining an Understanding of Regional Prehistoric and Historic Human Behavior"*.

F. Formation of Consent Calendar: Staff recommends Item 7 for consent. Approved 6-0-0.

G. Requests for Continuance: Item 5: Merriam House, request by applicant. Applicant 5-0-1 (Paul Johnson abstained)

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – Non-agenda items; none

B. Presentation – No presentation scheduled for July

ACTION ITEMS**ITEM 3- Bonsall School House MAA 10-003**

Location: 31505 Old River Road, Bonsall, CA 92003; Supervisor District: 5 – Bill Horn

Description: The Old Bonsall School House was originally designated by the Board of Supervisors as a Historic Landmark on the County Register of Historic Sites on December 19, 1990. A Historic Structure Report (HSR) has been prepared as the first phase of historic preservation efforts to rehabilitate, restore or reconstruct the School in accordance with the Secretary of the Interior Standards. The applicant is requesting that the HSB recommend approval of the report so that preservation efforts can proceed.

Meeting Notes: Donna Beddow to contact County counsel to determine the need for a Director's recommendation, since the Historic School house is not in County jurisdiction.

Staff Recommendation: Staff did not have a recommendation for Board action.

Board Action: Motion by Jim Royle, second by Paul Johnson, to recommend approval of the Historic Structures Report and to direct staff to prepare a letter for the HSB to the Bonsall School District informing them of the recommendation; Motion carried 5-0-1 (Margie Warner abstained).

ITEM 4- Hazen and Marian Streit House MAA 10-004

Location: 10421 Chevy Lane, La Mesa CA 91941; Supervisor District: 2 – Dianne Jacob

Description: The single-story Modern Contemporary (Mid-Century Modern) style home was designed by draftsman James Hurley in 1958 and built by contractor George Eckel for Hazen and Marian Streit in 1959. The house has not been substantially modified or altered from its original condition. The applicant is requesting that this resource, be found significant under criteria V(b)(3) of the Local Register of Historical Resources Ordinance 9493 (Local Register) that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region, 1950s Modern Contemporary design/construction.

Staff Recommendation: Recommend placement of the Hazen and Marian Streit House and large boulders along the east side of the driveway at the west elevation (APN 492-540-09) on the Local Register of Historic Resources, as Landmark Number 2010-004 and recommend approval for participation in the Mills Act contract. Staff finds this resource to be significant under County's Local Register under criterion V (b)(3).

Meeting Notes: Vice-Chairman Jim Royle presided for this item. Period of significance is considered 1958-1959. This mid-century home is almost 99.9% in tact both interior and exterior (excellent integrity). Only change was the replacement of one window. Landscaping needs some work. Hot water tank (enclosed) is not on original plans. Solar panels added. Pool is not significant.

Board Action: Moved, that the Historic Site Board recommends the Hazen and Marian Streit House, APN 492-540-09, located at 10421 Chevy Lane the Mt. Helix community, be placed on the Local Register of Historic Resources as Landmark Number 2010-004. The resource is significant under Criterion V.(b)(3) of Ordinance 9493, as it embodies the distinctive characteristics of the Modern Contemporary (Mid-Century Modern) Style of architecture, including the wide-boxed eave overhang, large chimney, and the distinctive rear roof form. The period of significance is 1958. The landmarking includes the exterior of the house, other than the added water heater enclosure adjacent to the garage, and the large natural boulders at the east side of the driveway. Excluded from landmarking is the interior, the small boulders at the west side of the driveway, and the landscaping. The Historic Site Board also recommends approval of a Mills Act Contract for the property. Motion to approve by Jim Royle, second by Helen Ofield; motion carried 5-0-1 (Scott Moomjian abstained).

ITEM 5- Merriam House MAA 10-005

Location: 555 Deer Springs Road, San Marcos, CA 9206; Supervisor District: 5 – Bill Horn

Description: The Merriam House (aka La Mesita) is a Folk Victorian farm house built in 1889. The house exemplifies the style of house seen in San Diego during its agricultural heyday. The structure is associated with Major Gustavus French Merriam and Florence Augusta Merriam. The Major was instrumental in the development of the Twin Oaks Valley and the region. Florence Augusta Merriam played a major role in not only San Diego County ornithology but also ornithology within the Western United States. The applicant is requesting that this resource, be found significant under criteria V_(b)(2) of the Local Register that the resource is associated with the lives of a person important to the history of San Diego County and under criteria V (b)(3) of

the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region, late 1800s Folk Victorian farmhouse architecture.

Staff Recommendation: Recommend placement of the Merriam House (APN 182-260-10) on the Local Register of Historic Resources, as Landmark Number 2010-005. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under criteria V(b) (2) and V(b)(3).

Meeting Notes: Applicant requested a continuance because of a proposal by the City of San Marcos to move the Merriam house to their Historic Park. Moving the house would require a modification of the Major Use Permit. The project proponents will investigate the feasibility of such a move. The Board requested that this item be returned for consideration at a later date.

Board Action: Motion to approve the continuance until October 18, 2010 by Jim Royle, second by Paul Johnson; Motion carried 5-1-1 (Paul Johnson abstained; Carmen Lucas absent).

ITEM 6 - The Carrie Jacobs-Bond Home MAA 10-002

Location: 9623 Summit Circle, La Mesa, CA 91941; Supervisor District: 2 – Dianne Jacob

Description: This 1916 craftsman-style home is significant under Criteria V (b)(2) because is it associated with the life of a person important to the history of San Diego County and the local communities. Carrie Jacobs-Bond (1862 –1946) was an internationally known, prolific musical composer and song writer with over 200 songs published. While living in the house, Jacobs-Bond composed music and entertained well-know San Diego County residents including Ed Fletcher, William Gross, Madame Schumann-Heink and Amelita Galli-Curci. The applicant is also requesting that this resource be found significant under criteria V(b)(3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region – Craftsman style.

Staff Recommendation: Recommend placement of the Carrie Jacobs-Bond House including the mature landscaping, the rock wall and the large boulders (APN 491-530-81-00) on the Local Register of Historic Resources as Landmark Number 2010-002, and recommend participation in the Mills Act Contract. The nomination would include the Main House and Grand Room, the Stone Walls, the mature landscaping, and the large boulders. Staff finds this resource to be significant under County's Local Register of Historical Resources Ordinance 9493 under criteria V (b) (2) and V (b)(3) and for participation in the Mills Act.

Meeting Notes: Although the home may not have been the primary residence of Carrie Jacobs-Bond, when she was there it was an important center of the arts and music period of the early 1900's San Diego history and therefore should be considered significant under Criteria V(b)(1). On the other hand, the home has undergone significant modifications over time to the extent that the Craftsman-style home has lost historic integrity and can no longer be considered significant under Criteria V(b)(3).

Board Action: Board recommendations regarding the Carrie Jacobs-Bond House are as follows:

Motion by Paul Johnson, second by Helen Ofield to recommend approval of the Carrie Jacobs-Bond House for landmarking as significant under Criteria V(b)(1) which states that a resource is significant if it is associated with events related to cultural heritage in San Diego County history); Motion carried 4-2-0; and

Motion by Vicki Estrada, second by Paul Johnson to recommend approval of the Carrie Jacobs-Bond House for landmarking as significant under Criteria V(b)(2) that states that a significant resource must be associated with the life of a person important to the history of San Diego County); motion carried 5-1-0; and

Motion by Helen Ofield second by Margie Warner to recommend approval of the Carrie Jacobs-Bond House for landmarking as significant under Criteria V(b)(3), which states that a resource is a significant if it embodies the distinctive characteristics of a type or period of San Diego County history as a Craftsman style house; Motion failed 2-4-0; and

Motion by Scott Moomjian, second by Margie Warner to recommend that the Carrie Jacobs-Bond House be eligible for participation in the Mills Act provided that the applicant work with the HSB staff to provide a more detailed rehabilitation/maintenance listing prior to recordation of the Mills Act Contract; Motion carried 6-1-0.

ITEM 7 – HSB Historic Plaque Policy

At the January 25, 2010 HSB meeting, the County of San Diego Historic Site Board Historic Plaque Policy (Policy) was adopted. Since that time revisions have been proposed and the Board is required to adopt a revised policy. A copy of the Policy with revised language is attached

Board Action:

ITEM 8 – FUTURE AGENDA ITEMS

- Next meeting will take place on October 18, 2010
- No HSB Project Review Committee Meeting(s) currently scheduled.

ITEM 9– ADJOURNMENT

8:25 PM

APPROVAL OF BOARD MINUTES:

Chairman, Scott Moomjian

October 18, 2010

October 18, 2010

Vice-Chairman, Jim Royle